

D. MAX GARDNER, ESQ. (CSB No. 132489)
 930 Truxtun Ave., Suite 203
 Bakersfield, CA 93301
 661-864-7373 tel.
 661-864-7366 fax
 dmgardner@dmxlaw.com

Attorney for Chapter 7 Trustee James E. Salven

**UNITED STATES BANKRUPTCY COURT
 EASTERN DISTRICT OF CALIFORNIA**

Bankruptcy Case No.: 2021-11034

IN RE:

Chapter 7

ESPERANZA HANSEN GONZALEZ

DC No. DMG-2

DEBTOR.

Date: December 15, 2021

Time: 1:30 p.m.

Place: Ctrm 11, 5th Floor

2500 Tulare St.

Fresno, CA

Judge: Hon. Jennifer E. Niemann

NOTICE OF HEARING ON
MOTION TO COMPROMISE CLAIM AND INTEREST IN REAL PROPERTY
 [Bankruptcy Rule 9019]

TO ALL PARTIES IN INTEREST:

NOTICE IS HEREBY GIVEN THAT the Chapter 7 Trustee has filed a Motion to Compromise Claim and Interest in Real Property and has set the matter for hearing at the above date, time and place. By said Motion, the Trustee will accept the sum of \$20,000 from the Debtor for her interest in real property 15046 Avenue 224, Tulare, CA, (“the subject property”).

1 This amount will satisfy the Trustee's claim of asserting the voiding power of a Chapter 7
2 Trustee as to certain portions of an IRS lien that is encumbering the subject property. Further
3 detail may be obtained by requesting a copy of the Motion and supporting documentation from
4 the undersigned.

5
6 Opposition, if any, to the granting of the motion shall be in writing and shall be served
7 and filed with the Court by the responding party at least fourteen (14) calendar days preceding
8 the date or continued date of the hearing. Opposition shall be accompanied by evidence
9 establishing its factual allegations. Without good cause, no party shall be heard in opposition to a
10 motion at oral argument if written opposition to the motion has not been timely filed. Failure of
11 the responding party to timely file written opposition may be deemed a waiver of any opposition,
12 the striking of untimely filed opposition, or the granting of the motion without further hearing
13 and/or without the opportunity for oral argument.

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15 Respondents can determine whether this matter has been resolved without oral argument
16 or whether the court has issued a tentative ruling, and can view [any] pre-hearing dispositions by
17 checking the Court's website at www.caeb.uscourts.gov after 4:00 P.M. the day before the
18 hearing. Parties appearing telephonically must view the pre-hearing dispositions prior to the
19 hearing.

20 The opposition shall specify whether the responding party consents to the Court's
21 resolution of disputed material factual issues pursuant to FRCivP 43(e) as made applicable by
22 FRBP 9017. If the responding party does not so consent, the opposition shall include a separate
23 statement identifying each disputed material factual issue. The separate statement shall
24 enumerate discretely each of the disputed material factual issues and cite the particular portions
25 of the record demonstrating that a factual issue is both material and in dispute. Failure to file
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1 the separate statement shall be construed as consent to resolution of the motion and all disputed
2 material factual issues pursuant to FRCivP 43(e).

3 Any opposition shall be served on the undersigned attorney, D. Max Gardner, 930
4 Truxtun Ave., Suite 203, Bakersfield, CA 93301, and on the parties in the attached addendum.
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7 Dated: November 9, 2021

/s/ D. Max Gardner
D. Max Gardner, Esq.
Attorney for Debtors

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9 ADDENDUM

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11 **Esperanza Hansen Gonzalez**
12 15046 Ave 224
13 Tulare, CA 93274

14 **James Edward Salven**
15 PO Box 25970
16 Fresno, CA 93729

17 **Justin D. Harris**
18 7110 N. Fresno St., Suite 400
19 Fresno, CA 93720

20 **Office of the U.S. Trustee**
21 United States Courthouse
22 2500 Tulare Street, Room 1401
23 Fresno, CA 93721

24 Don J. Pool
25 8080 N. Palm Avenue, Third Floor P.O. Box
26 28902 Fresno, California 93729-8902
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